

August 5, 2021, Zoning Hearing Board Minutes

In Attendance: Harry Kramer, Mike Brill, Joanne Redding, George Seymour, Al Champion, Tom Panzer, and Ken Farrell

1. Open Meeting with the Pledge of Allegiance
 - a. Lead by Joanne Redding
2. Statement of Rules and Procedures
 - a. Presented by Tom Panzer
3. Approval of last month's minutes—July 7, 2021
 - a. Motion to Approve last month's minutes—July 7, 2021
 - i. Motion to Approve
 1. George Seymour
 - ii. Second Motion to Approve
 1. Harry Kramer
 - iii. Vote to Approve last month's minutes—July 7, 2021
 1. 5/5 Ayes
4. Hearing for Ari and Amy Karpf
 - a. Appeal Number: 2021-2642
 - b. Location: 308 Palton Road
 - c. Tax Parcel: 02-099-019
 - d. Request: Variance for shed to be less than five (5) feet from property line and less than ten (10) from house
 - e. Exhibits
 - i. A1-Application with attachments
 - ii. A2-Certificates of Service
 - iii. A3-omitted
 - iv. A4-Diagram of various application
 - v. A5-Photos
 - vi. B1-Letter to the Applicant
 - vii. B2-Proof of Publication in the Bucks County Courier Times
 - viii. B3-Proof of Posting on Property
 - f. Summary
 - i. Applicant, Ari Karpf was sworn in. Mr. Karf stated the application was submitted in 2012. His property line is awkward/skewed. One (1) corner is nine (9) feet instead of ten (10) feet from the house. Another corner is four (4) feet instead of the five (5) foot requirement (architectural diagram shows 8'9" vs 10" and 4'9" instead of 5'). The shed is 95 percent in compliance. This was the best that could be done because of the easement and property line. The shed could not be maneuvered any other way. Mr. Karpf stated he recently found out that the permit was still open. He wanted to resolve this issue but the inspector

caught the issue and recommended requesting a variance. No further questions. No one for or against the request.

- g. Motion to close testimony
 - i. Motion to Close
 - 1. Harry Kramer
 - ii. Second Motion to Close
 - 1. George Seymour
 - iii. Vote to Close Testimony
 - 1. 5/5 Ayes
 - h. Motion to Approve variance request for shed to be less than five (5) feet from property line and ten (10) feet from house.
 - i. Motion to Approve
 - 1. Harry Kramer
 - ii. Second Motion to Approve
 - 1. George Seymour
 - iii. Vote to Approve variance request for shed to be less than five (5) feet from property line and ten (10) feet from house.
 - 1. 5/5 Ayes
5. Hearing for Jeanne DeVirgiliis and Kenneth Griffin
- a. Appeal Number: 2021-2817
 - b. Location: 5738 Arcadia Court
 - c. Tax Parcel: 02-049-218
 - d. Request: Variance for front yard setback and placement of shed not behind rear wall of dwelling
 - e. Exhibits
 - i. A1-Application with attachments
 - ii. A2-Certificates of Service
 - iii. B1-Letter to the Applicant
 - iv. B2-Proof of Publication in the Bucks County Courier Times
 - v. B3-Proof of Posting on Property
 - f. Summary
 - i. Co-Applicant, Jeanne DeVirgiliis, was sworn in. Ms. DeVirgiliis stated that she requested a permit to replace current shed with a bigger shed. Current shed is eight (8) foot by ten (10) foot and is in complete disrepair. Replacement shed would be 10' by 16' and nicer looking. the new shed would not be five (5) foot from the house. Also, needs a 20-yard setback. The property has two (2) front yards. One (1) front yard is directly in front of the front door. The second front yard is off to the side corner. If not granted the variance, then Ms. DeVirgiliis would be forced to remove ten (10) years of gardening. Al Champion stated that there looks like a fence is also out of code and asked Ken Farrell if the variance for the fence be added to avoid issues down the road. Ms. DeVirgiliis stated the fence was there and just replaced with a vinyl fence about 15 years old. No further questions and no one for or against the request.
 - g. Motion to Close Testimony

- i. Motion to Close
 - 1. Al Champion
 - ii. Second Motion to Close
 - 1. George Seymour
 - iii. Vote to Close Testimony
 - 1. 5/5 Ayes
 - h. Motion to Approve variance request for front yard setback and placement of shed not behind rear wall of dwelling.
 - i. Motion to Approve
 - 1. Al Champion
 - ii. Second Motion to Approve
 - 1. George Seymour
 - iii. Vote to Approve variance request for front yard setback and placement of shed not behind rear wall of dwelling\
 - 1. 5/5 Ayes
- 6. Continued hearing for Nina M. Shah
 - a. Appeal Number: 2021-1870
 - b. Location: 2866 Wine Ave
 - c. Tax Parcel: 02-039-086
 - d. Request: Variance for lot size less than 7500 square feet to construct single family dwelling.
 - e. Attorney: Kenneth D. Federman, Esquire
 - f. Exhibits
 - i. A1-A10: Packet submitted by Applicant's Attorney
 - ii. A11: Application with attachments
 - iii. A12: Certificates of Service
 - iv. A13: CV of Expert
 - v. B1: Letter to the Applicant
 - vi. B2: Proof of Publication in the Bucks County Courier Times
 - vii. B3: Proof of Posting on property
 - g. Summary
 - i. Mr. Federman stated they are here to ask to subdivide lot and build two (2) separate dwellings. Applicant has no intention to sell the property. The original plan submitted was objected by neighbors due to encroachment of lot one (1) onto lot two (2). The revised plan was submitted based on accommodations to the neighbors. The lot is 19,000 square feet. Anand Bahatt, engineering expert, was sworn in. The applicant met with Council on March 4, 2021. They were trying to avoid coming in front of the zoning board. The upstairs window of the dwelling to be placed on lot two (2). Applicant, Nina Shah, was sworn in. She stated she wishes to build two (2) houses on the lots. One (1) home to be built for her son and the second home to be built for her sister-in-law. The current home on the property is dilapidated and presently owned by applicant. No questions. Two (2) individuals came forward in opposition to the request. First, Chris Estal came forward. He stated that another home in the neighborhood,

Carleigh's Castle, was recently denied a similar request. He believes the size does not fit the area. He also stated another home owned by Ms. Shah is located on the corner. Originally, the home was in great shape when she purchased it. Now this home is also dilapidated. People were living in the home and in the shed. Police were called out to have the people removed. Arnold Atkinson also came forward in objection to the request. Mr. Atkinson resides right behind the property in question. He states there are two (2) trees rotting. The rotting trees are breaking and falling into his yard. He had a letter sent to Ms. Shah requesting her to cut down the trees. He feels that two (2) houses on the same property is outrageous. Water is already an issue and Ms. Shah cannot take care of the property as is. He believes that Ms. Shah is only interested in doing this as an investment. Joanne Redding stated that she does not see any hardship and does not see a need for two (2) homes on one (1) property. George Seymour agreed that it is too much on property. Joanne Redding also stated the variance is requested is because there is not enough space on the lot to construct both structures. Mr. Federman stated yes that is why they are there.

- h. Motion to Close Testimony
 - i. Motion to Close
 - 1. George Seymour
 - ii. Second Motion to Close
 - 1. Al Champion
 - iii. Vote to Close Testimony
 - 1. 5/5 Ayes
 - i. Motion to deny variance request for lot size less than 7500 square feet to construct single family dwelling
 - i. Motion to Deny
 - 1. George Seymour
 - ii. Second Motion to Deny
 - 1. Harry Kramer
 - iii. Vote to deny variance request for lot size less than 7500 square feet to construct single family dwelling
 - 1. 5/5 Ayes
7. Continued hearing for Mount Corporation
- a. Appeal: 2021-2166
 - b. Location: 1455 Wells Dr./1388 Bridgewater Rd.
 - c. Tax Parcel: 02-070-007-001
 - d. Request: Variances for impervious coverage and disturbance in steep slope to construct a new warehouse
 - e. Attorney: Allen Toadvine, Esquire (Begley, Carlin & Mandio, LLP)
 - f. Representative: Justin M. Mocerri, P.E.
 - g. Exhibit addition
 - i. A3- August 4, 2021 revision to original plan
 - h. Summary

i. This is a continuation to July's hearing. The A3 exhibit includes impervious reduction suggestion (5.5% over max permitted). Amending variance 60.4%. Jacob Kaplan, President and owner of Mount Corporation, was sworn in. Mr. Kaplan own four (4) other properties (warehouses) in the area. The present warehouse on property is leased out to an online book distribution company. 16 lined parking spaces are available for the warehouse employees. However, only four to five (4-5) spaces are occupied daily. The seven (7) spaces being allotted to second warehouse, he feels is more than sufficient based on his experience. Mr. Kaplan also stated that any tenant requiring more than seven (7) spaces would not be able to lease that warehouse. Al Champion asked about the tractor trailer parking. Mr. Kaplan responded there was eight to ten (8-10) tractor trailers that would stay where they are presently. The trucks parked in the area where new warehouse would be constructed were removed prior to the hearing. Al Champion stated his concern is what would happen if present tented out of renewing lease and the next tenant needs more parking. Mr. Kaplan stated he would not be able to lease out and Use and Occupancy would not be issued by the township. It was stated no other building, in the area, having two (2) separate buildings leased out to two (2) separate businesses on the same property that was not subdivided. Mr. Kaplan stated that he just wants to meet the demand for small warehouses. The property and both building would be owned by the same individual. The buildings would be leased to different tenants. Mr. Kaplan stated 10,000 to 12,000 square feet buildings are used for manufacturing and retail. Joanne Redding stated she wants to grant the request; however, would feel more comfortable if the size of building was decreased. The Board still has concerns because this is unique. Tom Panzer told the Applicant and Applicant's representatives that they had a choice. They could end presentation, move to public comment, close the testimony, and vote or Give further thought to the size of the building and parking concerns and come back after a brief recess. No one in the audience for or against the request. Applicant chose to recess and re-evaluate. Applicant returned after a brief recess between hearings. Applicant agreed to downsizing the building from 20,000 square feet to 18,000 square feet and amend variance for impervious to 58%. No further questions and no one for or against the request.

i. Motion to Close Testimony

i. Motion to Close

1. Harry Kramer

ii. Second Motion to Close

1. George Seymour

iii. Vote to Close Testimony

1. 5/5 Ayes

j. Motion to approve variance request variance for impervious coverage and disturbance in steep slope to construct a new warehouse

i. Motion to Approve

1. Harry Kramer

- ii. Second Motion to Approve
 - 1. Mike Brille
 - iii. Vote to Approve variance request variance for impervious coverage and disturbance in steep slope to construct a new warehouse with conditions building not to exceed 18,000 square feet
 - 1. 3/5 Ayes
 - a. Harry Kramer
 - b. Mike Brill
 - c. Joanne Redding
 - 2. 2/5 Nays
 - a. Al Champion
 - b. George Seymour
- 8. Continued Hearing for EDA Contractors
 - a. Appeal: 2021-2371
 - b. Location: 633 Dunksferry Road, Unit A
 - c. Tax Parcel: 02-075-081
 - d. Request: Variance for building coverage ration to exceed 25% to construct an addition and front yard variance for the existing building
 - e. Attorney: Michael Meginnis, Esquire (Begley, Carlin & Mandio, LLP)
 - f. Exhibits
 - i. A1- Application with Attachments
 - ii. A2-Certificates of Service
 - iii. B1-Letter to the Applicant
 - iv. B2-Proof of Publication in the Bucks County Courier Times
 - v. B3-Proof of Posting on the Property
 - g. Summary
 - i. Mr. Meginnis stated the property is 11.15 acres and located in the GI zoning district. The applicant wishes to construct a 40,000 square foot addition. The business is a small local business that has 300 employees. Would be thrive and grow as business in Bensalem if request is granted. The company recently partnered up with the Make A Wish Foundation. The company granted a wish of child to a contractor for a day. Edward DeAngelis, CEO/Owner of EDA Contracting, was sworn in. The company manufactures panels to be installed on the exterior of properties. Two (2) projects presently being worked on are at PHL Airport and LaGuardia Airport expansions. Fabrication of panels is done at the location and then shipped out to the job sites. Seventy (70) high paying salaries in their organization. Chose the location due to the proximity to I95. Does not make sense to have separate locations and makes more sense to expand on the property. It would be more productive. The addition will fit well in the industrial park and would continue to fit after expansion. No foresight of any issues with the neighbors. They would expand from 98 parking spaces to 247 parking spaces. Will be working with land and development regarding water drainage. Board raised the question of whether the drainage would be above ground or under ground retention. John Medendore was sworn in. He

stated that there is a substantial amount of green space with above ground retention is being considered. Al Champion asked about the rail lines. The rail lines run behind the property. No questions. No one for or against the request.

- h. Motion to Close Testimony
 - i. Motion to Close
 - 1. Mike Brill
 - ii. Second Motion to Close
 - 1. Harry Kramer
 - iii. Vote to Close Testimony
 - 1. 5/5 Ayes
 - i. Motion to Approve variance request for building coverage ratio to exceed 25% to construct an addition and a front yard variance for the existing building.
 - i. Motion to Approve
 - 1. Mike Brill
 - ii. Second to Approve
 - 1. George Seymour
 - iii. Vote to Approve variance request for building coverage ratio to exceed 25% to construct an addition and front yard variance for the existing building.
 - 1. 5/5 Ayes.
9. Hearing for Bill Flannery Automotive, Inc.
- a. Appeal Number: 2021-2833
 - b. Location: 1430 Wells Dr.
 - c. Tax Parcel: 02-070-007-010
 - d. Request: Variance for side yard setback to place a generator on property
 - e. Attorney: Michael J. Meginnis, Esquire (Begley, Carlin, & Mandio, LLP)
 - f. Exhibits
 - i. A1-Application with attachments
 - ii. A2-Certificates of Service
 - iii. B1-Letter to the Applicant
 - iv. B2-Proof of Publication in the Bucks County Courier Times
 - v. B3-Proof of Posting
 - g. Summary
 - i. Mr. Meginnis began stating that a generator is permitted. He is here on behalf of his client because it is the placement of the generator is the question. The applicant was in front of the Board before for an addition. The addition was placed on hold due to Covid. There will be no direct impact on the surrounding residents. The generator would only be 52 decibels. Dan Harrison, owner of Harrison Generator, was sworn in. Mr. Harrison stated the generator is a 60watt natural gas fuel generator (dimensions: 10' long x 4' wide x 5' high). The placement of the generator is 144 feet from the property. The generator runs once a day for one (1) hour at the same time daily. No questions. Stephen Palowski came forward as a concerned resident. Mr. Palowski resides behind where the placement of the generator is alleged to be. He mentioned that the conditions to rebuild and clean the buffer zone for the addition has not been

completed. Per Mr. Palowski, Tracy already removed dying foliage but did not replant or clean the buffer zone. He does not want to be able to see the generator or be able to hear it. He would feel better about the granting of request if a condition for additional buffering around the generator was placed and followed through with previous conditions. Joanne Redding asked Mr. Meginniss if his client would state buffer would be fixed prior to install of generator. Mr. Meginniss stated the order of operation is the question but his client would be more than willing to work with land and development. Joanne Redding also stated that she understands the concerns of the residents and would like a buffer condition. Mr. Meginniss said he would agree to have shrubbery around generator as buffer and finish the buffer promised. Ken Farrell stated a compromise could be to place the generator at the side of the building and have a fence and landscaping installed around the generator. Mr. Meginniss was in agreement with the condition to install a fence and natural foliage buffer to be approved by building and planning. Mr. Harrison stated the generator exhausts upwards so a fence and natural foliage. No other questions or comments. No one came forward for or against request.

- h. Motion to Close Testimony
 - i. Motion to Close
 - 1. Al Champion
 - ii. Second Motion to Close
 - 1. George Seymour
 - iii. Vote to Close Testimony
 - 1. 5/5 Ayes
 - i. Motion to Approve variance request for side yard setback to place a generator on property with the condition to install a fence and natural foliage buffer to be approved by building and planning.
 - i. Motion to Approve
 - 1. Al Champion
 - ii. Second Motion to Approve
 - 1. Harry Kramer
 - iii. Vote to Approve variance request for side yard setback to place a generator on property with the condition to install a fence and natural foliage buffer to be approved by building and planning.
 - 1. 5/5 Ayes
10. Hearing for Presto Tape—Attn: Tom Godonis, VP & General Manager
- a. Appeal Number: 2021-2836
 - b. Location: 1626 Bridgewater Rd/1765 Winchester Rd
 - c. Tax Parcel: 02-045-022 & 02-045-021
 - d. Request: Variance for impervious surface and other variances relating nonconformities due to existing conditions to construct an addition
 - e. Attorney: Michael J. Meginniss, Esquire (Begley, Carlin & Mandio, LLP)
 - f. Exhibits
 - i. A1-Application with attachments

- ii. A2-Certificates of Service
- iii. B1-Letter to the Applicant
- iv. B2-Proof of Publication in the Bucks County Courier Times
- v. B3-Proof of Posting on Property

g. Summary

- i. This is hearing is regarding two (2) parcels. Used to be one (1) building over the two (2) parcels. There is zero setbacks on the one side. Encroaching setback with the 9,200 square foot addition. Mr. Meginniss reviewed pictures of Employee Cafeteria, lobby, charitable organizations applicant is affiliated with and wall of company core values. Marginal employee growth. Request the variance for the addition to add another line. No additional impervious area. Richard Speenee, President and co-owner of Presto Tape, was sworn in. He is one (1) or ten (10) owners. Company was established in the 1990s. The company manufactures weather tape, adhesive films, custom wallpaper. There was a 30% growth over last year. A temporary lease was just signed to handle the overflow until addition is completed. The company is also involved in building water filtration systems in third-world countries. Most recently Rwanda. Brian Benny, engineer, was sworn in. He stated that the brown area of the diagram is the existing building. In the back of the present building there is a ramp and storage area. There are also existing gates to access behind the building. Board members agreed that many other companies in the industrial park are updating the front of their buildings. Joanne Redding commented how Presto Tape has the most beautiful building in the industrial park. No questions and no one for or against the request.

h. Motion to Close Testimony

- i. Motion to Close
 - 1. Harry Kramer
- ii. Second Motion to Close
 - 1. George Seymour
- iii. Vote to Cloe Testimony
 - 1. 5/5 Ayes
- i. Motion to Approve variance request for impervious surface and other variances relating to existing nonconformities due to existing conditions to construct an addition
 - i. Motion to Approve
 - 1. Harry Kramer
 - ii. Second Motion to Approve
 - 1. George Seymour
 - iii. Vote to approve variance request for impervious surface and other variances relating to existing nonconformities due to existing conditions to construct an addition.
 - 1. 5/5 Ayes

11. Hearing for Nazif Rahmani

- a. Appeal Number: 2021-2811
- b. Location: 1350 Street Rd

- c. Tax Parcel: 02-071-011
- d. Request: Special exception to erect a LED sign on premises
- e. Attorney: Christopher H. Steward, Esquire (Wood and Floge)
- f. Exhibits
 - i. A1-Application with attachments
 - ii. A2-Certificates of Service
 - iii. B1-Letter to the Applicant
 - iv. B2-Proof of Publication in the Bucks County Courier Times
 - v. B3-Proof of Posting on Property
- g. Summary
 - i. Location of property is at the corner of Street Road and High Avenue. Applicant is requesting an exception to place a double sided LED sign on the property. The Lot is 150 feet long and the minimum requirement is 100 feet long. Nazif Rahmani, applicant, was sworn in and adopted the summary as his testimony. George Seymour asked applicant what type of business this would be. Mr. Rahmani stated that this would be a Popeye's Chicken Management Office. Joanne Redding questioned the need for the sign. Mr. Rahmani stated he would like the sign to help promote his business. No further questions and no one in the audience for or against the request.
- h. Motion to Close Testimony
 - i. Motion to Close
 - 1. Al Champion
 - ii. Second Motion to Close
 - 1. George Seymour
 - iii. Vote to Close Testimony
 - 1. 5/5 Ayes
- i. Motion to Approve request for Special exception to erect a LED sign on premises
 - i. Motion to Approve
 - 1. Al Champion
 - ii. Second to Approve
 - 1. George Seymour
 - iii. Vote to approve request for Special exception to erect a LED sign on premises.
 - 1. 5/5 Ayes

12. Hearing for Tom Rado LLC

- a. Appeal Number: 2021-2875
- b. Location: 2025 State Road
- c. Tax Parcel: 02-064-058
- d. Request: use variance to allow a water proofing business to operate from property
- e. Attorney: Bryce H. McGuigan, Esquire (Begley, Carlin & Mandio LLC)
- f. Exhibits
 - i. A1: Application with attachments
 - ii. A2: Certificates of Service
 - iii. A3-A9: photo exhibits submitted by applicant
 - iv. B1: Letter to the Applicant

- v. B2: Proof of Publication in the Bucks County Courier Times
- vi. B3: Proof of Posting on the property
- g. Summary
 - i. Property is split zoned. One half of the property is zoned commercial and the other half is zoned residential. The property is under contract to purchase by the applicant. Property has been vacant for two (2) years. No modification to the existing structure other than a remodel. Would like to add a fenced parking lot to the rear of the property. Zero employees will be working on the property. The business will not be open to the public. The business installs water proofing to homes such as French drains. Employees will park their personal vehicle inside the fenced in lot, pick up a work vehicle and supplies needed and go to client homes then return to pick up personal vehicle. Tom Rado, owner and operator of water proofing company, was sworn in. His company installs French drains, fixes foundations and siding, etc. Depending on the season, there are 15-30 employees. Intends to purchase the property. Mr. Rado is currently renting space in Northeast Philadelphia. Attorney reviewed the photo exhibits (A3-A9) submitted to the Board. No employees working on the premises at all. The employees are all field workers. Employees will arrive to pick up work vehicles between 7:00 AM and 8:00 AM to pick up work truck and materials needed for their job order. The employees would then return between 5:30 PM and 6:30 PM to drop off materials and pick up their personal vehicle. Invoice will be done by Mr. Rado and his wife on premises. He has no intention to make the property look commercial or like a business. Just adding a small parking lot. The buffer would be left. He will just remove some trees to add lot and privacy fence so neighbors will not see vehicles. Property currently is vacant and has been for two (2) years. The property fell into disrepair and wants to renovate to make it look presentable. Neighbors are concerned because the property is an entry way to the neighborhood. Joanne Redding questioned the number of vehicles and employees. Mr. Rado stated some of the employees will have access to the work vehicles. Other employees drive their own personal vehicles to the job sites. No deliveries at property. Applicant picks up all supplies. Joanne Redding stated that she finds it hard to believe this will not impact the community. George Seymour stated it is a lot of traffic in the morning and evening. He questioned about office employees. Mr. Rado said no office employees other than himself and his wife. Mike Brill asked how many vehicles would be stored on daily basis. Mr. McGuigan stated nine (9) overnight and during the day anywhere from four to five (4-5) or ten (10) to 15 vehicles. It depends on the day. Joanne Redding stated this is a far reach. No room to add trees. Mr. McGuigan stated he understands the concerns but is trying to keep the character of the property. Joanne Redding inquired about the size of the trucks and other equipment being stored on the property. Trucks are typical landscaping vehicles (350s, 450s and dump trucks). Inside property a hand-held cement mixer from Home Depot and jack hammers. No questions. Members of the audience stepped forward in opposition to the request. Anne Leubinski

does not want a construction company with waste and debris in the community. The waste and debris could be harmful. Jeff Ziv submitted pictures. Mr. Ziv stated he just received the notification a couple days ago. He pointed out the water issues in the area. The parking lot will destroy his home. It goes against what the Mayor stated he wanted for that neighborhood. Mr. Ziv purchased his property 20 years ago. Previous owner, the late Frank Bertolino, promised trees would never be removed because of the flooding issue. Robert Berlinsky also submitted pictures of similar issues. He stated Mr. Bertolino allowed him to remove some dying trees and place dirt there 15 years ago and cared for the grounds. Mr. Berlinsky emphasized how bad the flooding is in the area. Mr. Berlinsky also stated that there are major bus stops (three (3) times in the morning and three (3) times in the afternoon). Children use the property to cross into the community. Robert Hyde is a 40-year resident in the area. Mr. Hyde would like to know how high the fence would be. Lucille Sobczak stated she has been a resident for 53 years and traffic is horrible. Her Ring Doorbell is always going off. Ms. Sobczak worries about chemicals being put into the drain. A fence is to protect his investment. Lynn Shuckat is the president of the association improvement and the secretary of the Union Fire House. She was asked to be a spokesperson for both entities. She stated everyone in the community is also leaving for work at the same time. Mr. McGuigan clarified details and stated Mr. Rado does not want to disrupt the residential aesthetics. Mr. McGuigan again reminded the Board the property is split zoned, and half of the property is zoned for commercial use. Wanted something with minimal impact. No one else came forward for or against the request and no further questions from the Board.

- h. Motion to Close Testimony
 - i. Motion to Close
 - 1. Harry Kramer
 - ii. Second Motion to Close
 - 1. George Seymour
 - iii. Vote to Close Testimony
 - 1. 5/5 Ayes
 - i. Motion to Deny request for use variance to allow a water proofing business to operate from property
 - i. Motion to Deny
 - 1. Harry Kramer
 - ii. Second Motion to Deny
 - 1. George Seymour
 - iii. Vote to Deny request for use variance to allow a water proofing business to operate from property
 - 1. 5/5 Ayes
13. Correspondence
- a. None
14. Adjournment

- a. Motion to Adjourn
 - i. Al Champion
- b. Second Motion to Adjourn
 - i. Harry Kramer
- c. Vote to Adjourn
 - i. 5/5 Ayes